

**The following site is being submitted for inclusion into the GIS registry:**

- For DNR County and Region list go to:  
g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a:	New Submittal
BRRTS ID (no dashes):	0371000913
Comm # (no dashes):	54901602004
County:	Winnebago
Region:	Northeast
Site name:	Jet Car Wash(former)
Street Address:	1004 S Main St
City:	Oshkosh
Final Closure Date	2002-07-05
Closure Conditions:	met
Off-source property contamination?	No
(If yes, attach locational data and deed information on pg. 2)	
Right-of-way contamination?	Yes
Contaminated media:	Groundwater
GPS Coordinates (meters in the <b>WTM91</b> projection)	
Easting (X):	637212.000000000
Northing (Y):	393931.000000000
Collection Method:	DNR Web Site
Scale or Resolution:	1:10,933
(1:24,000 scale or finer)	("1:" and comma is default)
Prepared by:	Thomas Verstegen
Submitted by:	Cheryl Nelson

**Source Property Checklist**

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☐ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR 140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☒ Statement signed by RP certifying correctness of legal descriptions
- ☒ Updated Database



ENVIRONMENTAL & REGULATORY SERVICES  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
Scott McCallum, Governor  
Philip Edw. Albert, Secretary

July 5, 2002

Clifford Anderson  
10144 Cherry Rd  
Pound, WI 54287

RE: **Final Closure**

Commerce # 54901-6020-04 WDNr BRRTS # 03-71-000913  
Jet Car Wash (Former), 1004 S Main St, Oshkosh

Dear Mr. Anderson:

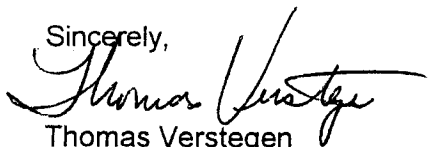
The Wisconsin Department of Commerce (Commerce) PECFA Site Review Section has received all the items required as conditions for closure of the above-referenced site. This site is now listed as "closed" on the Commerce database and has been included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual groundwater contamination above NR 140 Wisconsin Administrative Code enforcement standards.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered during routine subsurface work, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

  
Thomas Verstegen  
Department of Commerce  
PECFA - Site Review Section

cc: Kim Haen  
Al Drum - MES  
Case File

STATE BAR OF WISCONSIN FORM 1 - 1998  
WARRANTY DEED

Document Number

1123906

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

04-03-2001 02:22 PM

SUSAN WINNINGHOFF  
REGISTER OF DEEDS

RECORDING FEE 12.00  
TRANSFER FEE 485.00  
# OF PAGES 2

This Deed, made between Stephen T. Theabo and  
Cindy L. Theabo, husband and wife  
as survivorship marital property

and Kim S. Haen, Grantor.

\_\_\_\_\_, Grantee.  
Grantor, for a valuable consideration, conveys to Grantee the following  
described real estate in Winnebago County, State of Wisconsin  
(the "Property"):

Lots 1, 2, and 3 of Block 22 in the plat  
of the ORIGINAL THIRD WARD, in the third  
ward, in the City of Oshkosh, Winnebago  
County, Wisconsin, per Leach's map of 1894,  
excepting therefrom the South 53 feet  
thereof.

Address of property being transferred:  
1004 South Main Street  
Oshkosh, WI 54901

Address of Grantee:  
1739 Elmwood Avenue  
Oshkosh, WI 54901

Recording Area

Name and Return Address

Kim S. Haen  
1739 Elmwood  
Oshkosh, WI 54901

903-0260

Parcel Identification Number (PIN)

This is not homestead property.  
(Is) (Is not)

Attached is Rider A, which is incorporated herein as if it  
appeared on the face of the document.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except

Dated this 29<sup>th</sup> day of March, 2001.

Stephen T. Theabo (SEAL)

• Stephen T. Theabo  
(SEAL)

Cindy L. Theabo (SEAL)

• Cindy L. Theabo  
(SEAL)

AUTHENTICATION

Signature(s) Steven T. Theabo and  
Cindy L. Theabo

authenticated this 29th day of March, 2001

Charles E. Williams

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

FADNER LAW OFFICE

208 State St., Oshkosh, WI 54901

(Signatures may be authenticated or acknowledged. Both are not  
necessary)

\* Names of persons signing in any capacity must be typed or printed below their signature.

WARRANTY DEED

STATE BAR OF WISCONSIN  
FORM No. 1 - 1998

ACKNOWLEDGMENT

State of Wisconsin,

Winnebago County, } ss.

Personally came before me this \_\_\_\_\_ day of

\_\_\_\_\_, the above named

Stephen T. Theabo and Cindy L.  
Theabo

\_\_\_\_\_ to  
me known to be the person \_\_\_\_\_ who executed the foregoing  
instrument and acknowledge the same.

Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: \_\_\_\_\_)

Wisconsin Legal Blank Co., Inc.  
Milwaukee, Wis.

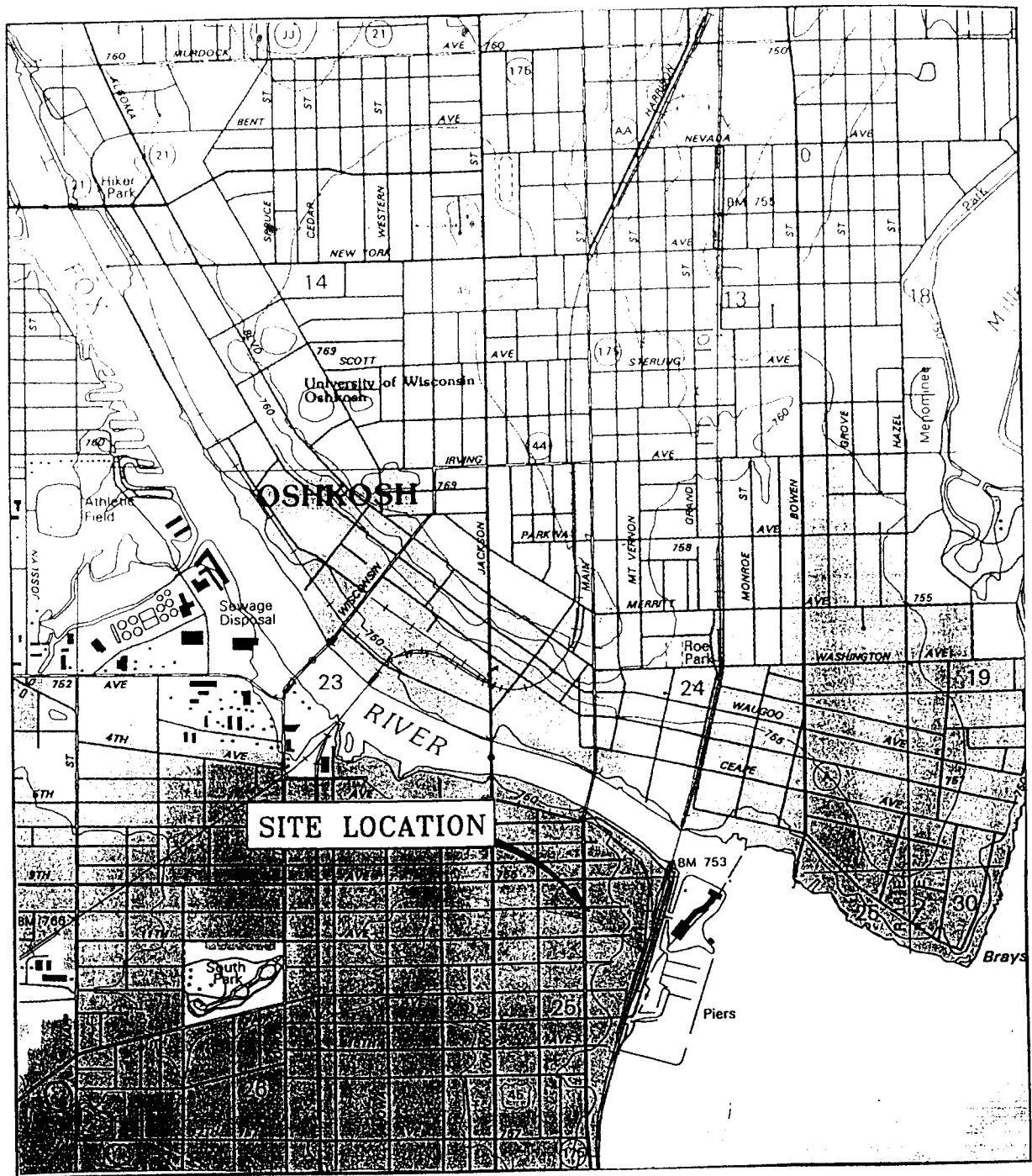
0.2

3-27-01

I Steve Heals am selling property at 1004 S. Main St Oshkosh, WI 54902 at the time gas tanks have been removed and clean up of soil is under way and for any reason DNR classes can not be obtained the purchase price of the property will be 100% refunded to Lin Haen

Steve Heals





OSHKOSH QUADRANGLE  
 U.S.G.S. 7.5 MINUTE SERIES  
 (TOPOGRAPHIC) WINNEBAGO COUNTY  
 WISCONSIN



SCALE: 1:24,000

FIGURE 1: SITE LOCATION MAP

**MES**  
 MIDWEST ENGINEERING SERVICES

104 W. JACKSON ST.,  
 RIPON, WI 54971  
 TEL: (920) 745-2200  
 FAX: (920) 745-2222

12-11131-3  
 DATE 2/12/02  
 (FIG 1)

FORMER JET CAR WASH  
 OSHKOSH, WISCONSIN  
 SITE INVESTIGATION / CLOSURE REQUEST

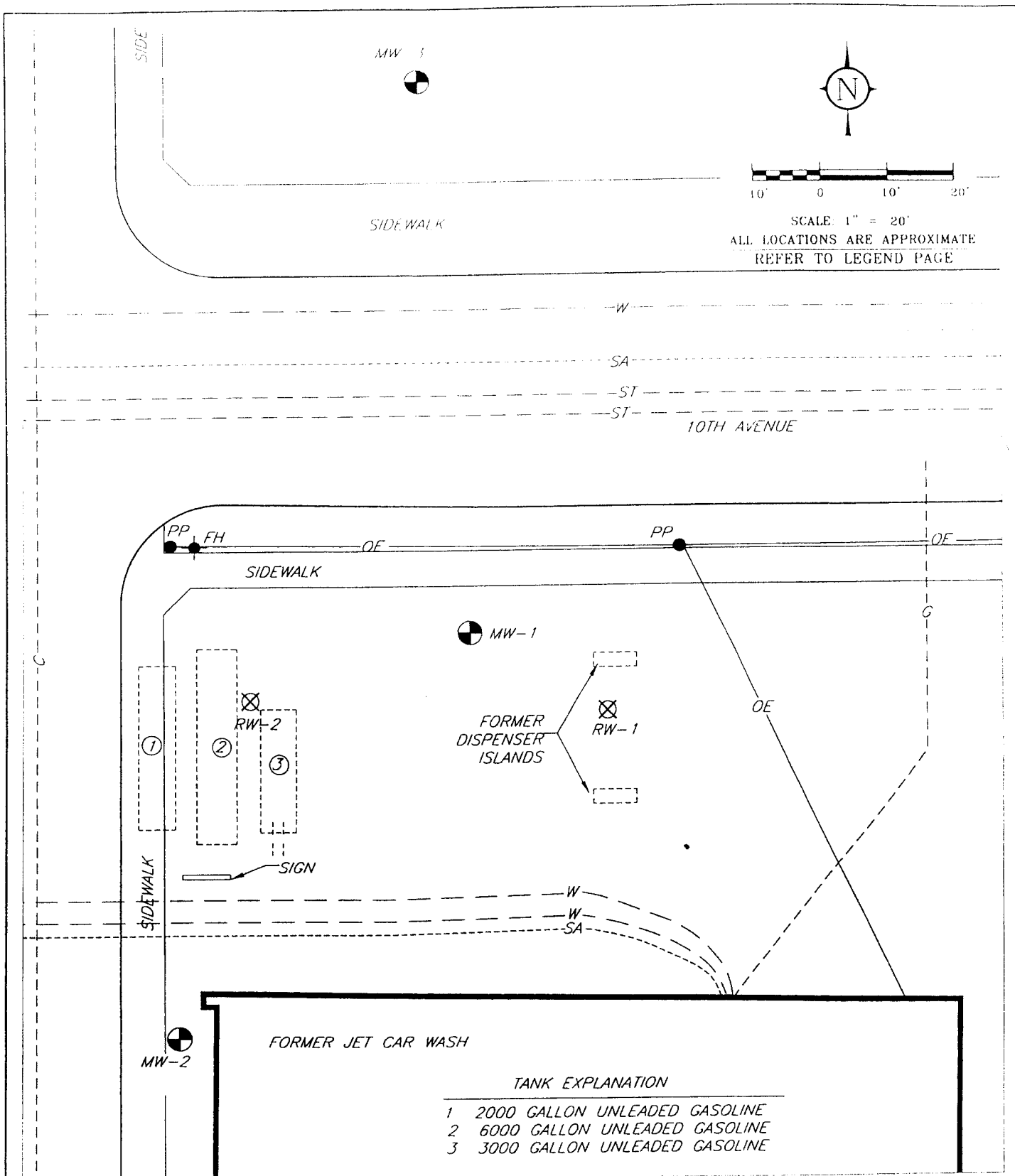


FIGURE 2: SITE PLAN

**MES**

MIDWEST ENGINEERING SERVICES

104 W. JACKSON ST.,  
RIPON, WI.  
TEL: (920) 745-2200  
FAX: (920) 745-2222

12-11131-3

DRAWN BY: KP

DATE: 2/12/02

ID# PLOT

REVIEWED BY:

APPROVED BY:

FORMER JET CAR WASH  
OSHKOSH, WISCONSIN

SITE INVESTIGATION / CLOSURE REQUEST

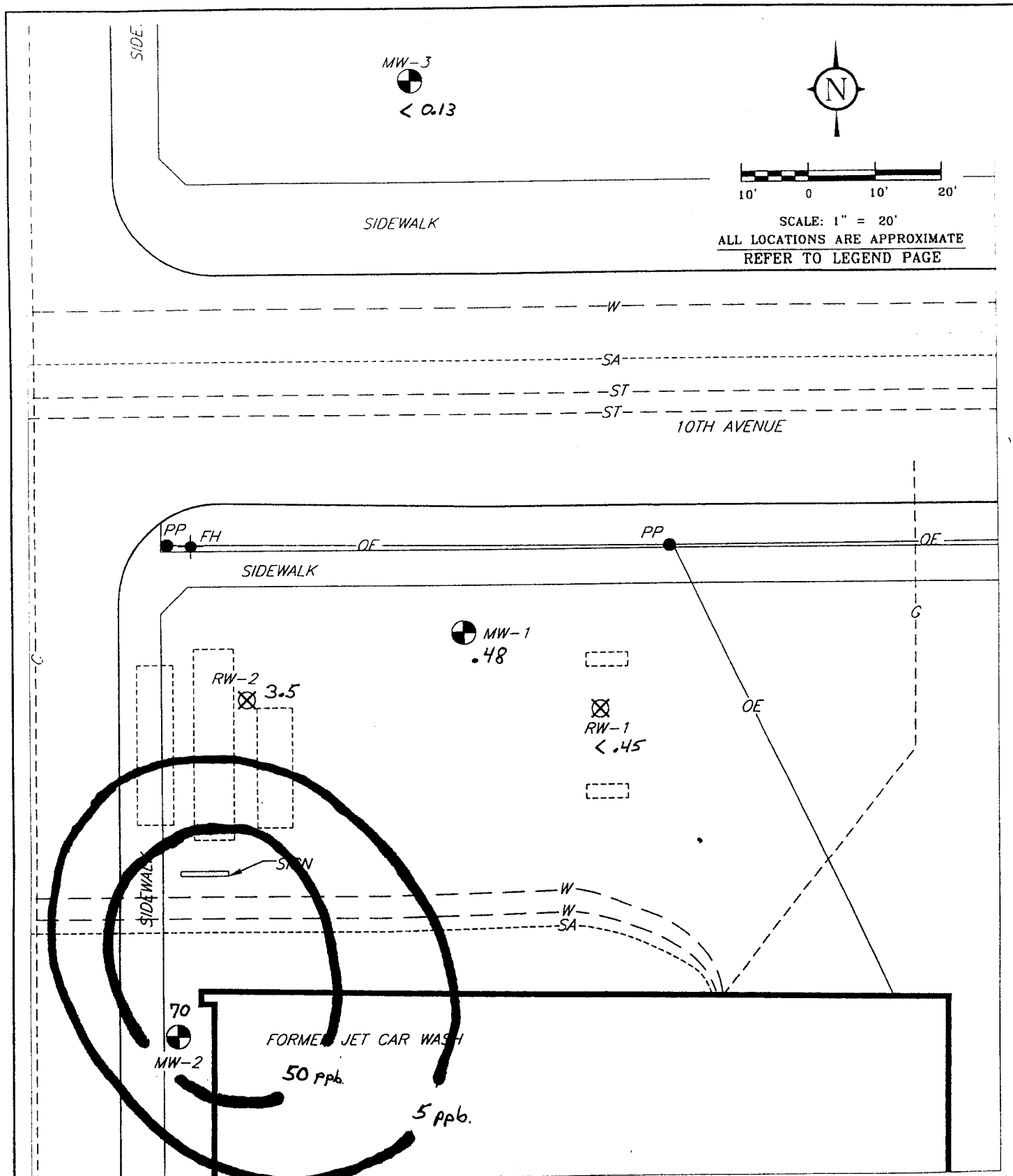


FIGURE 8: GROUNDWATER SAMPLE LOCATION MAP - Benzene ppb

**MES**

104 W. JACKSON ST.,  
RIPON, WI.  
TEL: (920) 745-2200  
FAX: (920) 745-2222

MIDWEST ENGINEERING SERVICES

12-11131-3

DRAWN BY: KP	REVIEWED BY:
DATE: 2/12/02	APPROVED BY:
ID#: PLOT	

FORMER JET CAR WASH  
OSHKOSH, WISCONSIN  
SITE INVESTIGATION / CLOSURE REQUEST



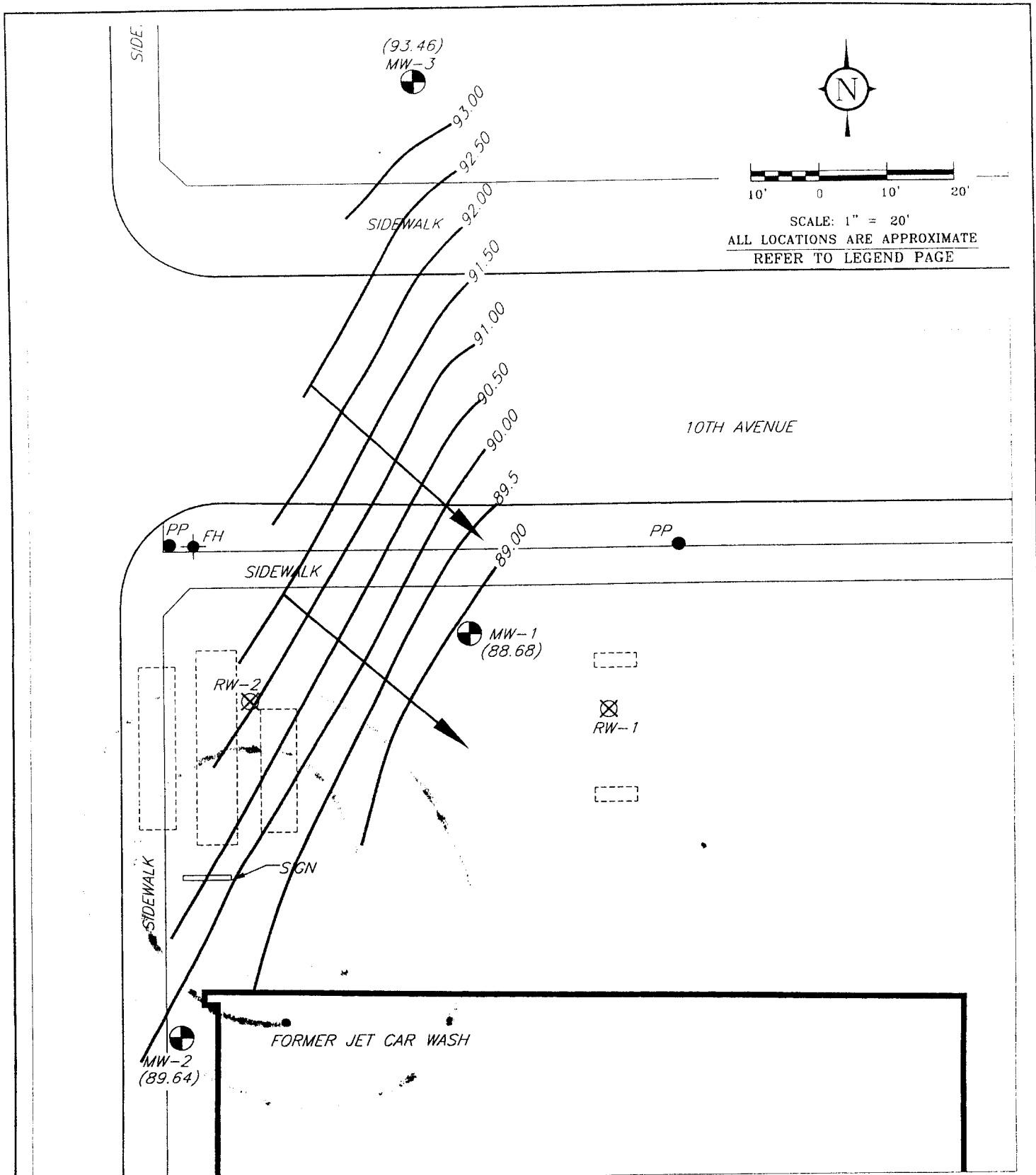


FIGURE 9: GROUNDWATER ELEVATION CONTOUR AND FLOW DIRECTION MAP - MARCH 2, 20001

**MES**  
MIDWEST ENGINEERING SERVICES

104 W. JACKSON ST.,  
RIPON, WI.  
TEL: (920) 745-2200  
FAX: (920) 745-2222

12-11131-3

DRAWN BY: KP	REVIEWED BY:
DATE: 2/12/02	APPROVED BY:
ID#: PLOT	

FORMER JET CAR WASH  
OSHKOSH, WISCONSIN  
SITE INVESTIGATION / CLOSURE REQUEST

TABLE 5  
SUMMARY OF WATER LEVEL DATA  
JET CAR WASH  
MES PROJECT No. 12-11131

Monitoring Well Number	Summary of Water Level Data *			
	Date Measured	Depth to Water (Ft.)	Depth of Well (Ft.)	Groundwater Elevation (Ft.)
MW-1	03/02/2001	9.09	13'	88.68
	06/22/2001	1.89	13'	95.88
MW-2	03/02/2001	7.90	13'	89.64
	06/22/2001	2.22	13'	95.32
MW-3	03/02/2001	3.71	12'	93.46
	06/22/2001	2.11	12'	95.06

Ft. = feet

NR=Not recorded

Elevations in feet in reference to benchmark with an assumed elevation of 100 feet.

\* Water Level Data measured in reference to top of well casing

**TABLE 4**  
**SUMMARY OF GROUNDWATER ANALYTICAL RESULTS**  
**JET CAR WASH**  
**MES PROJECT No. 12-11131**

MES PROJECT No. 12-11131										
Monitoring Well	NR 140		MW-1		MW-2		MW-3		RS-1	RS-2
Sampling Date	ES	PAL	03/02/01	06/22/01	03/02/01	06/22/01	03/02/01	06/22/01	03/28/02	03/28/02
PETROLEUM VOLATILE ORGANIC COMPOUNDS (PVOC) (µg/L)										
Benzene	5	0.5	<0.10	0.48	280	70	<0.10	<0.13	<0.45	3.5
Ethylbenzene	700	140	<0.25	<0.22	130	110	<0.25	<0.22	<0.82	9.6
Methyl tert-butyl ether	60	12	7.7	<1.6 M	<1.2	<1.2 M	<0.25	<0.16	<0.43	0.84 Q
Toluene	1000	200	<0.10	0.22	24	7.6	<0.10	<0.20	<0.68	<0.68
1,2,4-Trimethylbenzene	480	96	<0.10	<0.22	67	86	0.8	<0.22	<0.92	7.1
1,3,5-Trimethylbenzene			<0.10	<0.29	30	36	<0.10	<0.29	<0.94	<0.94
Xylenes, -m, -p	10000	1000	<0.25	<0.23	400	210	<0.25	<0.23	<1.7	<1.7
Xylenes, -o			<0.25	<0.23	<0.77	<0.77				
OTHER DETECTED VOLATILE ORGANIC COMPOUNDS (VOC) (µg/L)										
sec-Butylbenzene	NE	NE	<0.25	NA	<1.2	NA	<0.25	NA	NA	NA
n-Butylbenzene	NE	NE	<0.25	NA	<1.2	NA	<0.25	NA	NA	NA
1,2-Dichloroethane	5	0.5	<0.25	NA	<1.2	NA	<0.25	NA	NA	NA
1,1-Dichloroethane	850	85	<0.25	NA	<1.2	NA	<0.25	NA	NA	NA
Di-isopropyl ether	NE	NE	<0.25	NA	<1.2	NA	<0.25	NA	NA	NA
Isopropylbenzene	NE	NE	<0.25	NA	13	NA	<0.25	NA	NA	NA
p-Isopropyltoluene	NE	NE	<0.25	NA	<1.2	NA	<0.25	NA	NA	NA
Naphthalene	40	8	<0.25	NA	6.8	NA	<0.25	NA	NA	NA
n-Propylbenzene	NE	NE	<0.25	NA	19	NA	<0.25	NA	NA	NA
LEAD (µg/L)										
Lead	15	1.5	NA	NA	NA	NA	NA	NS	NA	NA

ES = Enforcement Standard

ES = Enforcement Standard

PAL = Preventive Action Limit

µg/L = micrograms per liter

NA = Parameter not analyzed

NE = NR 140 ES not established

Q = Analyte detected above laboratory limit of detection but below limit of quantitation.

Bold indicates analytical results above NR 140 ES

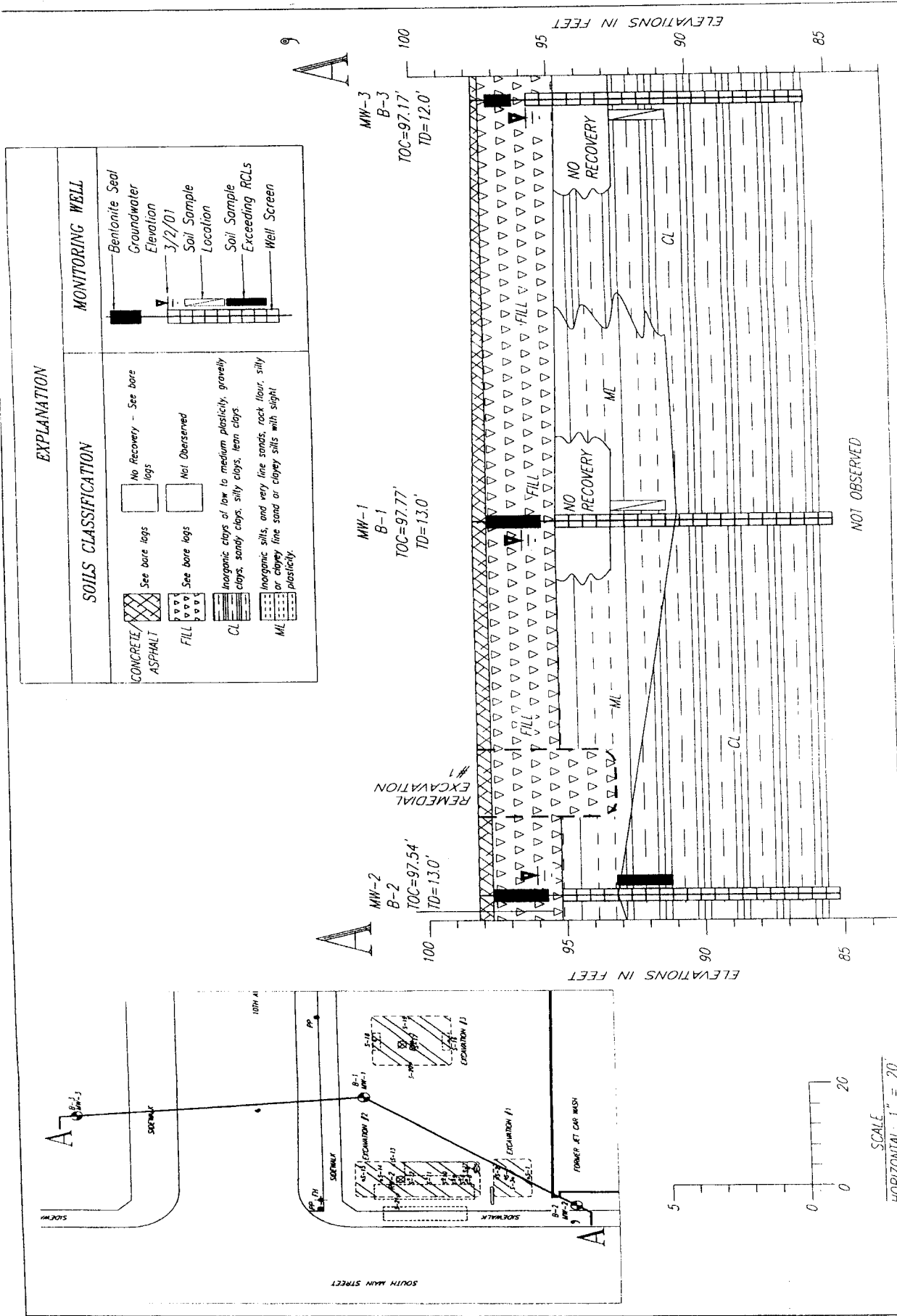


FIGURE 7: POST-REMEDIAL CROSS-SECTION A-A

FORMER JET CAR WASH  
OSHKOSH, WISCONSIN  
SITE INVESTIGATION / CLOSURE REQUEST

12-11131-3

DRAWN BY: KP

DATE: 2/12/02

TITLE: CROSSA

MIDWEST ENGINEERING SERVICES  
104 W. JACKSON ST., RIPON, WI 54971  
TEL: (920) 745-2200 FAX: (920) 745-2222

**MES**

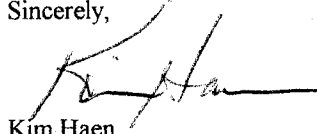
July 1, 2002

**RECEIVED**  
**JUL 03 2002**  
**ERS DIVISION**

To Whom It May Concern,

This correspondence is to clarify that the description of the property at 1004 S. Main Street, Oshkosh, WI. 54902 described in the GIS Package as correct to the best of my knowledge. If I can be of further assistance, please feel free to contact me at (920) 231-8900.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Haen', written over a horizontal line.

Kim Haen  
OWNER

**RECEIVED**  
**MAY 29 2002**  
**ERS DIVISION**

May 7, 2002

Pamela R. Ubrig  
City Clerk, City of Oshkosh  
215 Church Avenue  
P.O. Box 1130  
Oshkosh, WI 54902-1130

**RE: Notice of Groundwater Contamination, South Main Street Right-of-Way, City of Oshkosh, Winnebago County, Wisconsin**

Dear Ms. Ubrig:

Groundwater contamination that appears to have originated on the property located at 1004 S. Main Street, Oshkosh, Wisconsin has migrated onto your property within the South Main Street right-of-way (ROW) adjacent to the 1004 S. Main Street Property. The levels of Benzene contamination in the groundwater on your property are above the state groundwater enforcement standards found in Chapter NR140, Wisconsin Administrative Code. The Wisconsin Department of Commerce has granted case closure for this site because the groundwater contaminant plume is stable or receding, and is expected to degrade naturally over time. Case closure means that the Department of Commerce will not require any further investigation or cleanup action, other than the reliance on natural attenuation, or natural degrading of contaminants, over time.

As an affected property owner, you have the right to contact the Department of Commerce to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit information to the Department of Commerce that is relevant to this closure request, you should mail the information to: Thomas Verstegen, Hydrogeologist, Wisconsin Department of Commerce, 2129 Jackson Street, Oshkosh, Wisconsin 54901.

All properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standards will be listed on the Department of Natural Resources' geographic information system (GIS) Registry of Closed Remedial Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the public on the Department of Natural Resources' internet web site.

Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking

Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

A copy of the Department closure letter is enclosed for your records. This closure letter is part of the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at 10144 Cherry Road, Pound, Wisconsin 54287 (920-897-4432), or you may contact Alan Drum at Midwest Engineering Services, Inc., 104 West Jackson Street, Ripon, Wisconsin (920-745-2200) (consultant). In addition, you may contact Tom Versteegen, Wisconsin Department of Commerce, 2129 Jackson Street, Oshkosh, Wisconsin 54901.

There is an extra copy of this letter enclosed for your signature. The Department of Commerce would appreciate if you, or another City of Oshkosh representative would sign one copy and mail it to the Wisconsin Department of Commerce in the enclosed, stamped, addressed envelope to provide verification that you have reviewed this letter.

Sincerely,

  
Clifford Anderson

Reviewed by City of Oshkosh:

  
Signature of City Representative

  
Date

Enclosures:

- 1) Extra copy of subject letter for City of Oshkosh signature
- 2) Copy of Department of Commerce closure letter
- 3) Site map showing extent of Benzene contamination